

WARRANTY DEED

022856

TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS that WEBBER'S ICES, a Maine corporation with an office and principal place of business in Waterville, Kennebec County, Maine, for consideration paid, grants to RANDALL H. GIFFORD, JR., ROGER R. GIFFORD, and JOHN C. GIFFORD, TRUSTEES OF GIFFORD'S REALTY TRUST of Skowhegan, Somerset County, Maine, with warranty covenants, the land and buildings situated in Waterville, Kennebec County, Maine, more particularly described as follows, to wit:

PARCEL ONE

Commencing at a granite monument on the southeasterly side of said Silver Street, which granite monument is one hundred forty-five and four-tenths feet (145.4') on a true bearing South 50° 36' West from an iron pin; said iron pin being the northerly corner of Webber's Ices Lot and the westerly corner of the Warren Lot, so called; thence running on a true bearing South 50° 36' West along the southeasterly line of Silver Street two hundred seven and one-tenth feet (207.1) to a granite monument; thence deflecting to the left 100° and 45' running about one hundred sixty-one feet (161') to a granite monument; thence deflecting to the left 32° and 23' and on a true bearing South 82° 32' East along the southerly side of a row of trees running about two hundred thirteen feet (213) to a granite monument; thence deflecting to the left 113° and 50' and running seventy-five and six-tenths feet (75.6') to a granite monument; thence deflecting to the left 21° and 42' and running two hundred forty-one and two-tenths feet (241.2') to a granite monument, the point of beginning.

Being the same premises conveyed by Reginald E. Bizier and Dollis H. Bizier to Webber's Ices by deed dated October 7, 1959, and recorded in the Kennebec County Registry of Deeds in Book 1167, Page 456.

PARCEL TWO

Westerly by Silver Street one hundred and ninety-seven feet and seven inches (197' 7"), more or less,

northerly about fifty (50) rods by the homestead land of the late John Webber and by the Mrs. Warren lot, so called; easterly about thirteen (13) rods by the land of the City of Waterville, called the Tomb lot; and southerly about fifty (50) rods by Grove Street; excepting and reserving therefrom all that portion of the foregoing described premises conveyed by Fred J. Fortier to Henry Thibault of Waterville aforesaid and bounded and described as follows, to wit: Beginning at the southeasterly corner of the foregoing described premises; thence running westerly along the northerly line of Grove Street three hundred and forty feet (340') to an iron pin set in the ground; thence in a northerly direction at right angles to Grove Street to the southerly line of the homestead land of the late John Webber; thence in an easterly direction along the southerly line of the Mrs. Warren lot to land of the City of Waterville called the Tomb lot; thence in a southerly direction along the westerly line of said City of Waterville land to the point of beginning.

Excepting and reserving, however, that part of the above described premises conveyed by Edward E. Barker to Marie Carey by warranty deed dated June 29, 1933, and recorded in the Kennebec County Registry of Deeds in Book 688, Page 525; and also that part of the above described premises conveyed by the said Edward E. Barker to Maurice L. Berard and Nellie E. Anketell by deed dated May 17, 1938, and recorded in the Kennebec County Registry of Deeds in Book 738, Page 584; and also that part of the above described premises conveyed by the said Edward E. Barker to Maurice L. Berard and Nellie Berard by deed dated November 22, 1938, and recorded in the Kennebec County Registry of Deeds in Book 750, Page 138.

Also excepting and reserving that part of the above described premises that was conveyed to Rebecca W. Webber by quit-claim deed from said Edward E. Barker, said deed dated April 16, 1930, and recorded in the Kennebec County Registry of Deeds in Book 656, Page 464. The purpose of this deed was to fix the boundary lines between land of the said Webber and the said Barker.

Also excepting and reserving the premises conveyed by Webber's Ices to Irving I. Goodof and Mary H. Goodof by deed dated February 16, 1965, and recorded in the Kennebec County Registry of Deeds in Book 1370, Page 154.

Also excepting and reserving a parcel of land conveyed by Webber's Ices to Irving I. Goodof and Mary H. Goodof by deed dated December 25, 1967, and recorded in the Kennebec County Registry of Deeds in Book 1697, Page 45.

Being a part of the premises conveyed by Irving I. Goodof and Whitcomb M. Rummel to Webber's Ices by deed dated October 26, 1962, and recorded in the Kennebec County Registry of Deeds in Book 1283, Page 383.

Witness its hand this 27th day of September, 1991.

Webber's Ices

Earl G. Matter By: Earl G. Matter
EARL G. MATTER
Its PRESIDENT

THE STATE OF MAINE
KENNEBEC, ss.

September 27 , 1991

Then personally appeared the above named Webber's Ices by its duly authorized agent and acknowledged the foregoing instrument to be its free act and deed.

Before me,

Stephen F. Dubord
Notary Public ATTORNEY AT LAW

STEPHEN F. DUBORD
Notary Public ATTORNEY AT LAW
Typed/Printed Name

RECEIVED KENNEBEC SS.

1991 SEP 30 AM 9:00

ATTEST: Whitcomb M. Rummel
REGISTER OF DEEDS